

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

September 30, 2025

Pursuant to duly given notice, the Board of Directors Meeting of the Walden Lake Fairway Villas Property Owners Association, Inc was called to order by Mike Fletcher, President, at Lori Brady's, 204 Valencia Ct., on September 30, 2025, at 2:07 pm.

Three out of five Board members present: Lori Brady, Mike Fletcher, and Karen Strickland. Also present by Zoom was Property Manager, Ronny Dunner. A quorum was declared.

The meeting was called to order and Mike welcomed and thanked everyone for attending the meeting.

The minutes from August 26th, 2025, meeting was approved as presented. Lori made a motion to accept with a second from Karen. All approved.

Financial Report:

*Ronny reviewed the Financial Report discussing operating funds, reserves. Our reserves were adequate. The attorney is handling one property as per last month. Mike questioned the memo "changing direct deposits". Ronny was not aware of any memo. He understands we are staying with South State. Reserves are where we want to be (asked by Mike). Budget will be ready by October as is customary. Motion to approve by Karen, second from Lori. All approved.

Manager's Report:

1. LDI will copy property plans for \$100. Mike asked Ronny to be sure they will be in a format that we can use without purchasing additional software. It should be completed next week.
2. PH Emergency will provide a quote for tree trimming. Mike can meet with PH Emergency for an inspection with a maintenance calendar. Included should be the norther pines for inventory to determine a price.
3. Recruiting new members is on-going.
4. Roof pictures were provided to show an acceptable "barrel tile". Mike suggested a survey to show the residents the type of roof tile with a vote for support. "Grandfather" existing roofs. Motion to survey members to review with a "yes" or "no" for each type pictured. Ronny will send the results to Board members. Motion to proceed by Lori with a second from Karen.

President's Report:

1. Mike met with the City's Solid Waste department. They will provide us with a memo for the Miscellaneous Pick-up Request with phone number, email, etc. contact information.

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Mike asked if concrete pads could be used for waste pickup. The City did not recommend it as it could be a collection site for others not associated with WL Villas.

2. Waiting for a tree guide

3. Tile roof ARC should include license, insurance information and specs

4. Issues with non-residents in pools: Mike chased some kids out. They had an orange golf cart and did not belong to our community.

5. No information on a contractor for a storage/meeting facility. Thoughts that this could be located by Phase II pool; however, we may have some real estate that is not near the existing units.

6. Mike asked if there was a statute for a community notice. Ronny said 30-day notice for annual budget and for regular monthly meetings require a 48-hour notice. Mike suggested a "notice board" on a couple of corners of the Walden Lake Fairway Villas instead of notices on all mailbox locations.

7. Mike is going to check with the WL Community to see if a room is available for our monthly meetings.

8. Modifying drainage can affect the existing curbing. One member did not get a permit; however, is still working on the drainage.

Committee Reports: None

Unfinished Business:

1. We should have the WL Fairway Villas documents copied and digitalized in the next couple of weeks.

2. Working on ideas, design for a storage building for cart and documents.

3. Ronny answered Mike that there is no recruitment for board members page on the website. To include in notices for members should include housekeeping rules: dumping trash. Mike has discussed instruction information from the City for posting.

4. The gate on Fairway pump fence is repaired.

5. Pool heater ideas and prices: Suggestion to poll the residents to include a possible increase in HO assessments to cover the cost of electricity and maintenance.

6. Tree trimming: Working with contractor.

7. Roof replacement guidelines: Pictures will be included as well as recommended type after poll has been completed.

8. Documents to be copied have been discussed. Contractor is working on this.

New Business:

1. Landscaping is not keeping up with the old shrubs. They are not being trimmed – especially around the islands. Ronny recommended a walk-through with the landscaper

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to clarify the concerns. Site visit scheduled for Thursday, 10/2/25 at 10:00 am for a site visit.

2. Spectrum has old junction box – ground box with no lid- at Valencia Ct N. This is a hazard. Should be removed, repaired or replaced. Frontier has the same issue.
3. Ronny is working on the proposed budget: Insurance has a 3% increase; lawn maintenance is increasing 3%. Irrigation will remain the same. Mike had a concern about adequate funds in reserve for emergencies for the irrigation needs. Management fees increased. Ronny worked on the budget of increases and reductions and lowered the amount contributed to reserves to maintain current HO dues.
4. Mike was concerned with the paving areas of the HO. Hurricane flooding has affected our paved areas. He asked Ronny to look for a funding source (grant?, etc.)

Members Comments/Concerns:

1. Resident asked an a/c technician to share that mulch disintegrates to dust and can affect the a/c units.
2. Garage sale: Can work alongside date of Walden Lake; however, each resident must acquire their own permit and coordinate with signage, etc. We have no one working the WL Fairway Villas garage sale event.
3. The heater pump for the pool and possible upgrade to salt water will be polled to get the input from the community
4. A resident hopes Mike will keep checking on drainage. Mike said the city is still cleaning drains – areas with the same issues – but Mike will continue to work with the City for updates, suggestions, etc.
5. Our previous president, Jane, gave Mike the name of the person to contact for possible use of the Community Center in Walden Lake for our monthly meetings.

Set Date & Location for next meeting: Tuesday, October 28th, 2025, 2:00 pm. at 204 Valencia Ct.

Adjournment: There being no further business, the meeting was adjourned at 4:07 pm. Lori made a motion to adjourn; Karen seconded.

Respectfully submitted:

Karen Strickland